

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

October 6, 2023

Memorandum

To: Planning & Zoning Commission - Louis Schulman, Chairman

From: Bryan Baker, Principal Planner

Re: #2023-19 R/M – Planning & Zoning Commission – Zoning text amendment for complete re-write of the zoning regulations and map amendment for complete re-zoning of the entire city: Zoning Map Updates

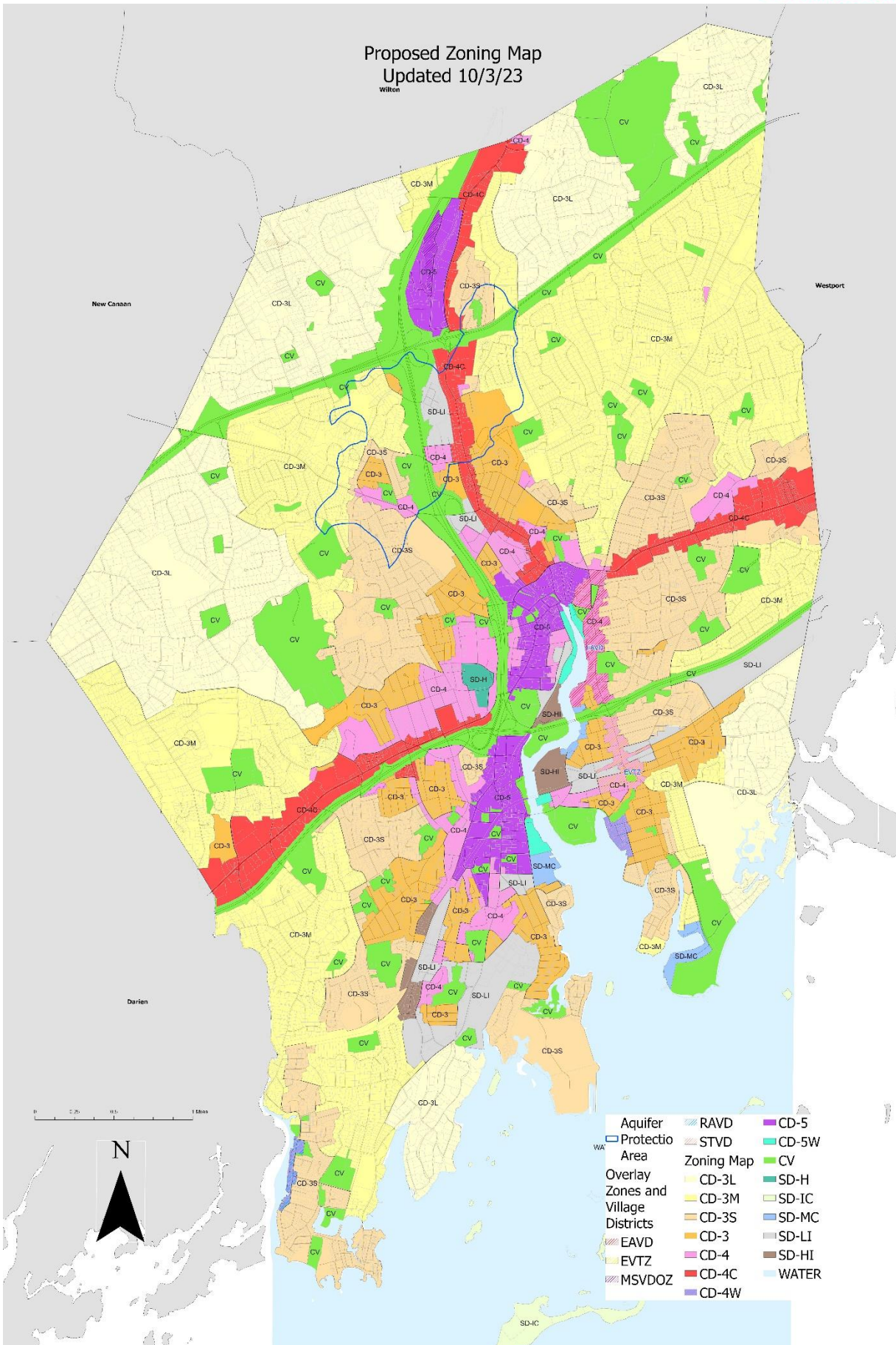
Commissioners,

One of the items that had been discussed and agreed to was adding back in a single-family residential zone that would resemble the existing B Residence Zone. Adding this zone will result in the following changes to proposed zoning:

Existing Zone	Proposed Zone	Minimum Lot Size
AAA Residence	CD-3L	43,560sf
AA and A Residence	CD-3M	12,500sf
B Residence	CD-3S	6,250sf
C Residence	CD-3	5,000sf

Attached is a proposed zoning map showing the proposed addition of the new single-family zone.

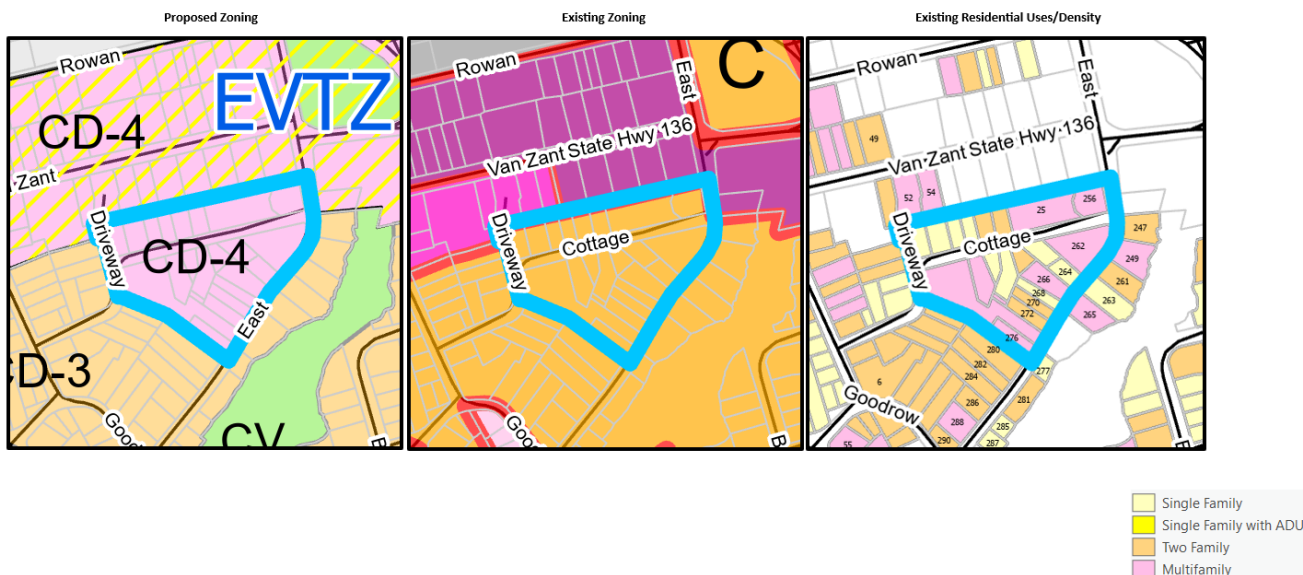
Wilton



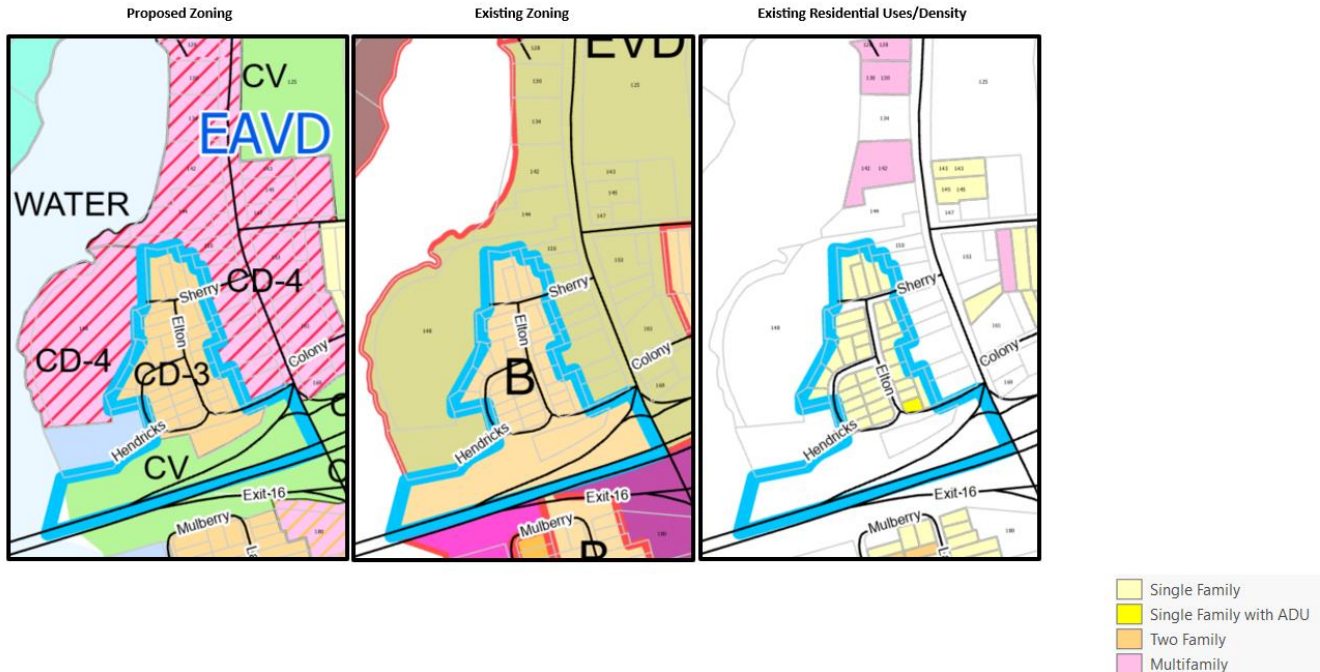
In addition to this change, Staff has received additional requests and concerns about re-zoning certain areas.

Two emails were received requesting Cottage Street remain CD-3 (C zoned). This neighborhood was previously discussed in a Staff memo dated August 2, 2023, that was presented to the Commission. A total of 21 parcels are proposed to be upzoned from the C Residence Zone (two-family) to the CD-4 Zone (mixed-use). Of the 21 parcels, seven are multifamily, five are two-family, and nine are single-family residences. Staff's recommendation is to upzone the neighborhood from C Residence to CD-4 for the following reasons:

1. The area has an existing mix of single-, two-, and multifamily properties and therefore allowing properties to add a unit or two is not out of character.
2. Cottage Street directly abuts the East Norwalk Village Transit Zone (EVTZ) which encourages mixing uses to promote walkability near the East Norwalk train station.
3. The seven multifamily properties are currently considered non-conforming and upzoning them into the CD-4 they would then become conforming properties.
4. The existing single-family properties are generally similar in lot area at approximately 5,000 to 6,000 square feet each. This represents the potential to add about two units to each property, with a maximum number of units at three per lot. This is not a substantial increase and is at the discretion of the property owner to utilize or not.



A property owner on Elton Court also reached out to inquire about the potential of having the road become designed as one-way. Transportation, Mobility & Parking (TMP) is currently reviewing this concept.

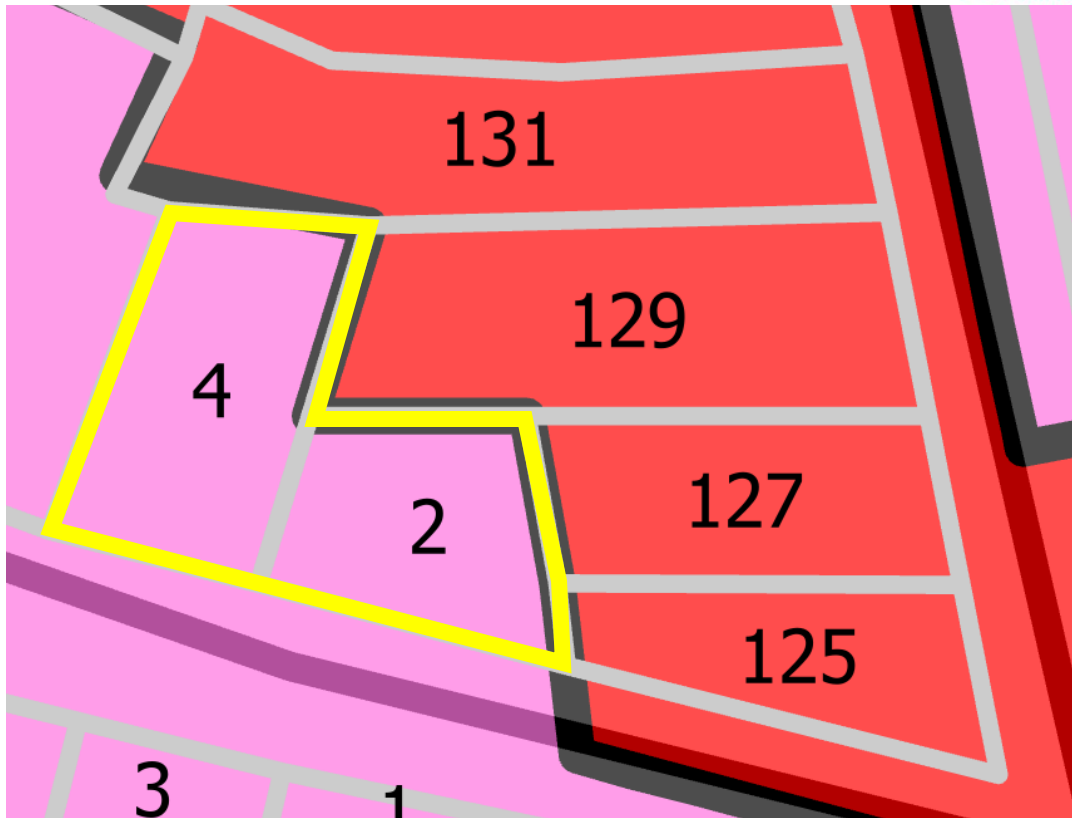


A property owner has also requested that 2 and 4 West Main Street be included in the CD-4C rather than the CD-4. The property owner, West Main Group, LLC, also owns the abutting parcels of 125, 127, 129 and 131 Main Street. The property owner has contemplated preliminary plans of developing the conglomeration of parcels into a hotel along Main Street and multifamily to the rear, along West Main Street. Both the CD-4 and CD-4C zones permit hotel and multifamily developments, meaning that the concept of a hotel and multifamily development is allowed under the currently proposed zoning map, but to a bit of a lesser scale. Below are the lot characteristics and difference in allowable development should the Commission decide to change the proposed zoning per the property owner's request or not:

- The total lot area of all six parcels is 47,992 square feet: 34,900 square feet in CD-4C and 13,092 square feet in the CD-4.
- The maximum height in CD-4C is six stories.
- The maximum height in CD-4 is three-and-a-half stories.
- The residential density in the CD-4C is 1/1,250 square feet.
- The residential density in the CD-4 is 1/1,650 square feet.

Under the currently proposed zoning, the conglomeration of properties can be developed to include a six-story structure(s) along the CD-4C portion and a three-and-a-half story structure(s) along the CD-4 portion. The maximum number of residential units that can be shared across the parcels is approximately 34 units. Under the property owner's request, a six-story structure(s) can be constructed on all the parcels and the maximum number of residential units is approximately 38 units.

Because the difference in the number of units is small, the Commission should then review the height of a future structure and if six stories along the parcels at 2 and 4 West Main Street is appropriate or if three-and-a-half stories is more appropriate.



Parcels (outlined in yellow) requested to be included in the CD-4C (red).



Parcels abutting 4 West Main Street, looking west.



Parcels abutting 4 West Main Street, looking east (towards Main Street).